Karen Johnson Davidson County
Batch# 953542 DEEDQC
12/20/2022 02:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221220-0131526

Commitment Number: TN22107274

After Recording, Send To:

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081. File Number: TN22107274.

New Property Owner/Mail Tax Statements To:
Cafe' Porter Road LLC, 1421 Porter Rd., Nashville, TN 37201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 083030R00200CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Matthew Mitchell married to **Jenna Mitchell**, hereinafter grantor, whose tax-mailing address is **1421 Porter Rd., Nashville, TN 37201**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Café Porter Road LLC**, hereinafter grantee, whose tax mailing address is **1421 Porter Rd., Nashville, TN 37201**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit: Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Porter Road Place, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150429-0038457, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. Tax ID #: 083030R00200CO

Property Address is: 1421 Porter Rd., Nashville, TN 37201

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20220418-0044406 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083030R00200CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

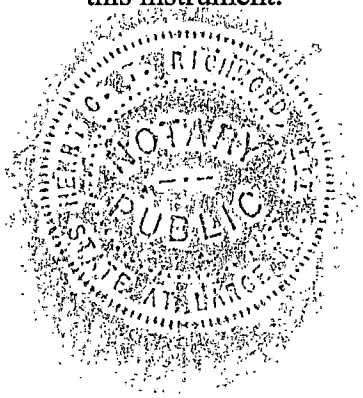
Executed by the undersigned on DECEMBER 15, 2022:

Matthew Mitchell

Jenna Mitchell

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me on December 15, 2022 by **Matthew Mitchell** and **Jenna Mitchell** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public

State of Kentucky
County of Fayette

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of DECEMBER, 2022.

Affiant

MATTHEW L. MITCHELL
Print Name

Notary Public

(Seal)

My commission expires:
1/25/2026

Henry C.T. Richmond
Print Name

CTIC# _____

True Copy Certification
State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **12/15/2022** .

Affiant Signature

12/15/2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **15th** day of **December**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462